

## **BOARD OF ZONING APPEALS AGENDA**

### **MAY 4, 2016**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **May 4, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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### ***Administrative Items***

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#### Staff/Action

S.E. Williams Admin. KAREN URIBARRI-TIBABUZO/LITTLE EXPLORERS BILINGUAL DAY CARE, LLC, SP 2016-BR-011 (HCC)  
*Moved to 8/3/16 at appl. req.*

9:00 A.M. E.M. Haley Admin. ELIZABETH R. HIJAR (LIZ'S FAMILY FUN), SP 2016-HM-008 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance for a home child care facility. Located at 2360 Albot Rd., Reston, 20191, on approx. 2,263 sq. ft. of land zoned R-8. Hunter Mill District. Tax Map 26-1 ((5)) (E) 23.  
*Moved to 7/20/16 at appl. req.*

9:00 A.M. C.S. Belgin Admin. FRANCIS S. RATH, A 2012-DR-024 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a Riding/Boarding Stable on property in the R-E District without an approved special permit in violation of Zoning Ordinance provisions. Located at 1051 Kelso Rd., Great Falls, 22066 on approx. 6.03 ac. of land zoned R-E. Dranesville District. Tax Map 19-2 ((2)) A. (*Admin. moved from 1/9/13, 5/8/13, 9/18/13, 12/11/13, 5/21/14, 11/19/14, 5/20/15, 10/21/15, and 2/3/16 at appl. req.*)

9:00 A.M. S.C. Williams Admin. NVIP, L.L.C., A 2015-MV-035 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is allowing the occupancy of property in the I-District without a valid Non-Residential Use Permit in violation of Zoning Ordinance provisions. Located at 7402C Lockport Pl., Lorton, 22079, on approx. 12.04 ac. of land zoned I-4. Mt. Vernon District. Tax Map 108-1 ((1)) 1H.  
*Moved to 7/27/16 at appl. req.*

***Public Hearings***

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- 9:00 A.M. KHANH BAO BUI, VC 2016-MA-002 Appl. under Sect(s). 18-401 and 11-102.8 of the Zoning Ordinance to permit greater than 30% surfaced area for parking in a front yard.  
H. Eddy Located at 7204 Westmoreland Rd., Falls Church, 22042, on approx. 10,090 sq. ft. of land  
Denied zoned R-4. Mason District. Tax Map 50-3 ((4)) 199.
- 9:00 A.M. BETTY I. MORALES, SP 2015-MA-152 Appl. under Sect. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 7405 Hamilton St.,  
E.M. Haley Annandale, 22003, on approx. 22,170 sq. ft. of land zoned R-4. Mason District. Tax  
Denied Map 60-3 ((13)) 10. *(Admin. moved from 3/2/16 due to notices.) (Indefinitely deferred from 3/23/16.) (Reactivated on 3/30/16.)*
- 9:00 A.M. TYSONS-BRIAR, INCORPORATED, SPA 82-C-025-04 Appl. under Sect. 3-103 of the  
S.E. Williams Zoning Ordinance to amend SP 82-C-025, previously approved for a community swim and  
*Decision* tennis club, for modification of development conditions to permit an increase in  
*Deferred* membership. Located at 9117 Westerholme Way, Vienna, 22182, on approx. 6.70 ac. of  
*to 7/13/16* land zoned R-1. Hunter Mill District. Tax Map 28-4 ((1)) 45A and 47.

**JOHN F. RIBBLE III, CHAIRMAN**